

# Redmond Ridge, Redmond Ridge East, and Trilogy Virtual Town Hall

June 4, 2020 at 7 pm



**King County**  
*Council District 3*

# Welcome!

## Today's speakers include:

- ▶ Kathy Lambert - Councilmember
- ▶ Erin Auzins - Senior Legislative Analyst
- ▶ John Taylor - Department of Local Services Director
- ▶ Kevin LeClair - Principal Subarea Planner

# Comprehensive Plan Adoption and Timing

- The public hearing is scheduled for June 9, 2020 at 1pm
- The meeting will be held virtually
- To sign up for public comment or to find more information, visit [https://www.kingcounty.gov/council/committees/full\\_council.aspx](https://www.kingcounty.gov/council/committees/full_council.aspx)
- Written public comments can be sent to [CouncilCompPlan@kingcounty.gov](mailto:CouncilCompPlan@kingcounty.gov)
- The Council will continue the public hearing to July 7, 2020 at 1pm, where additional public comment can be given. This meeting may be held virtually.
- Comments and public testimony received through the public hearings will be used to refine the draft documents
- The Council may vote July 7<sup>th</sup> or July 21<sup>st</sup>

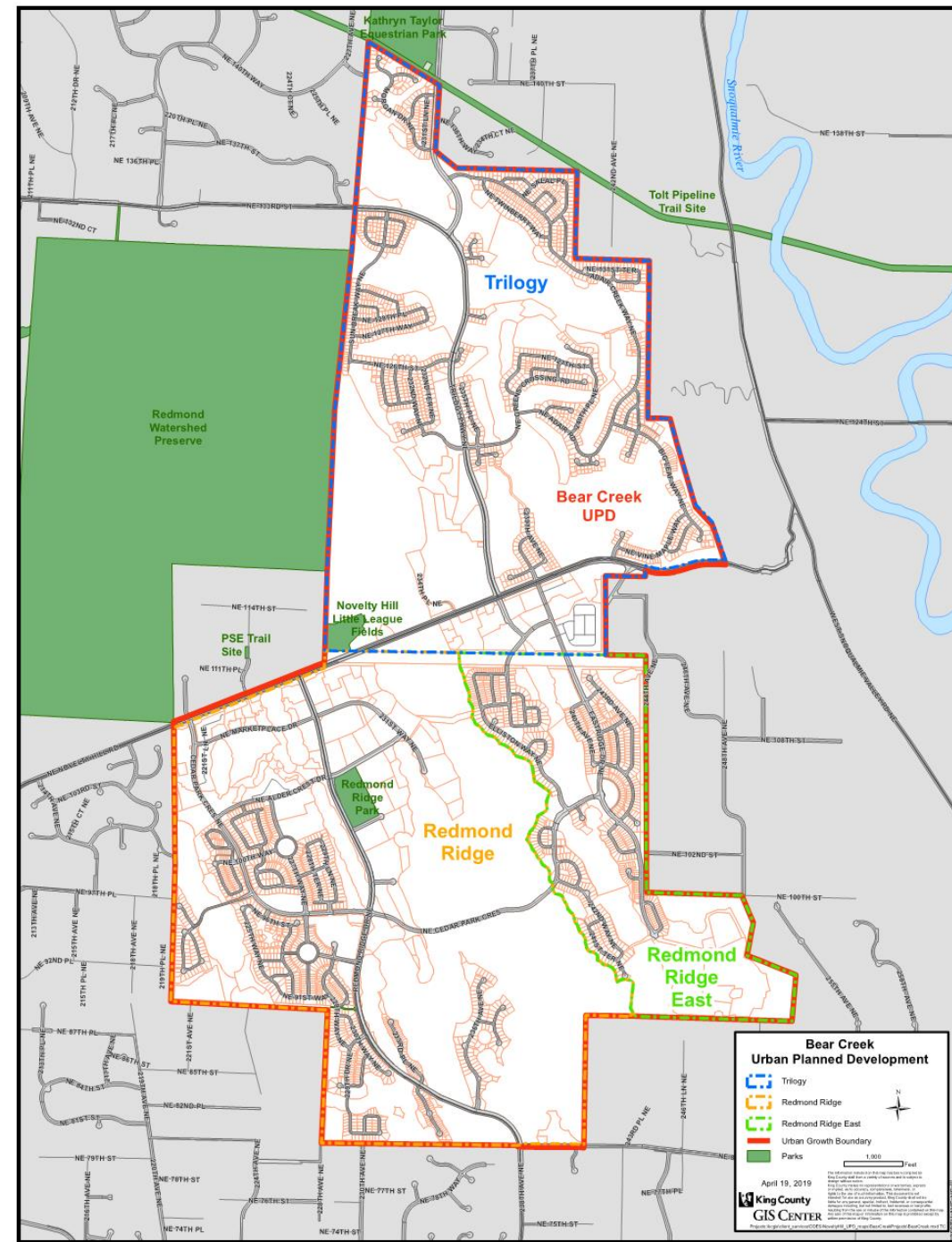


# **Bear Creek Urban Planned Developments (UPD) Town Hall Meeting**

June 4, 2020

# Why now?

- Blakely Ridge (**Trilogy**) UPD – Sept. 2020
- Northridge (**Redmond Ridge**) UPD & Fully Contained Community – Sept. 2020
- **Redmond Ridge East** UPD – Dec. 2022

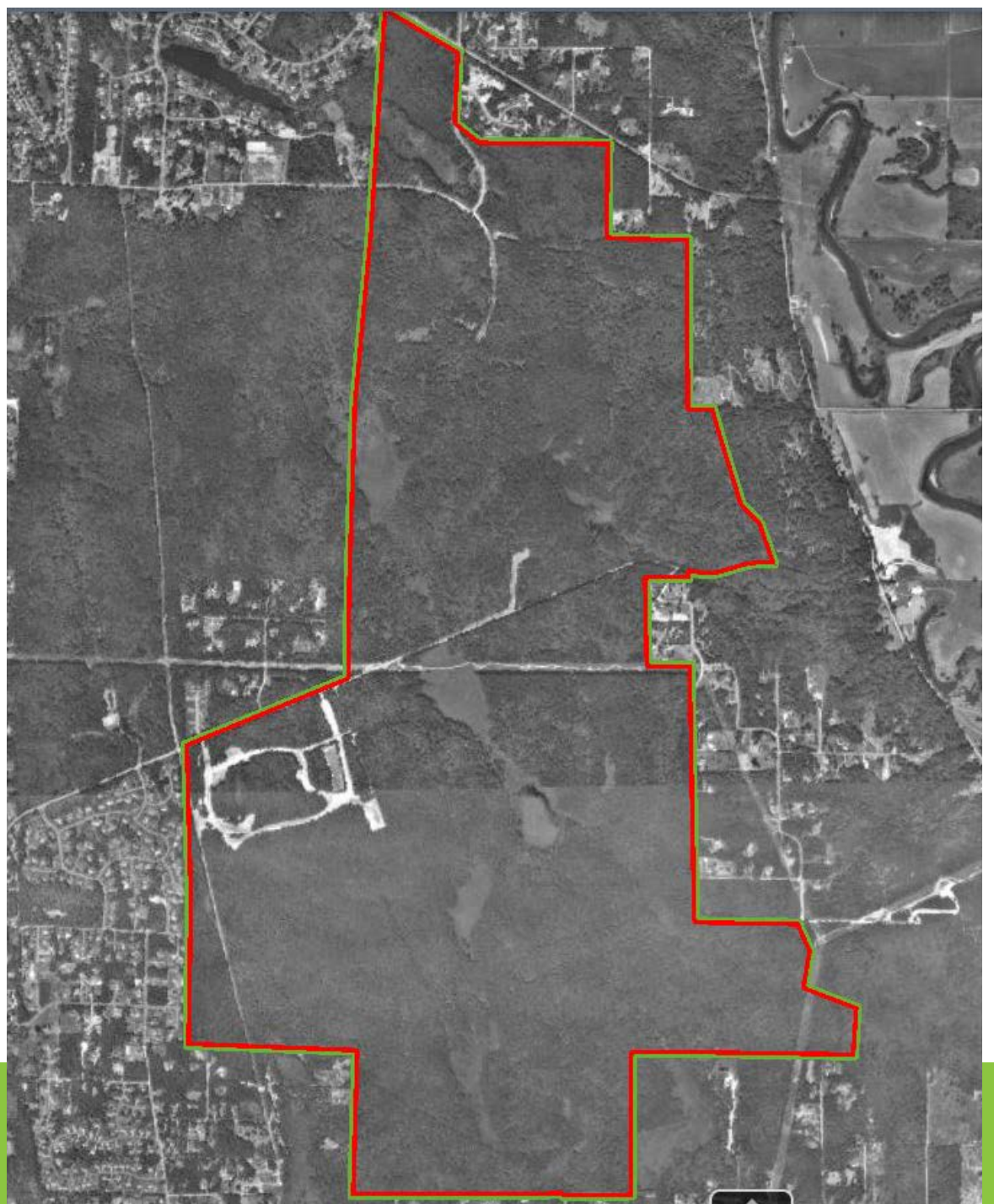


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# Why now?

The Bear Creek UPD  
area circa 1998

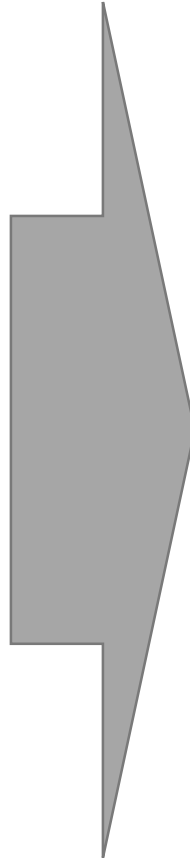


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# What is being proposed?

## Current

- Land Use Designation (UPD)
  - Requires a development agreement
- Zoning (UR-P-SO)
  - Residential (1 home per acre), or special rules under development agreement

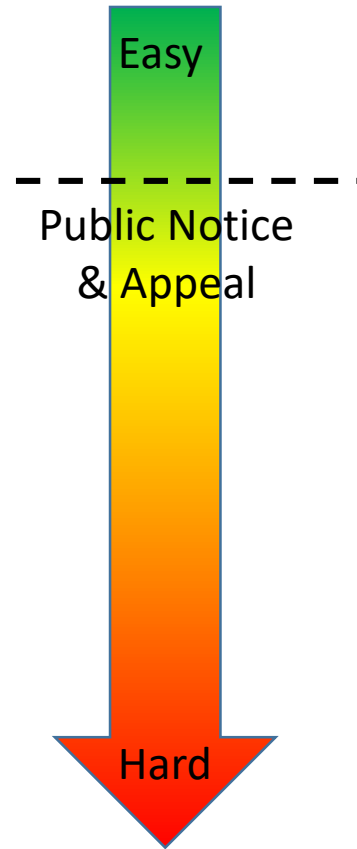


## Proposed

- Land Use Designation (um, cb, i, and op)
  - Consistent with master plan and built conditions
- Zoning
  - R-1 on the Golf Course, parks, and perimeter buffers
  - R-6 (6 homes per acre)
  - Office and Industrial in the Business Park
  - Neighborhood Business and Community Business



# What about Conditional Use and Special Use Permits?



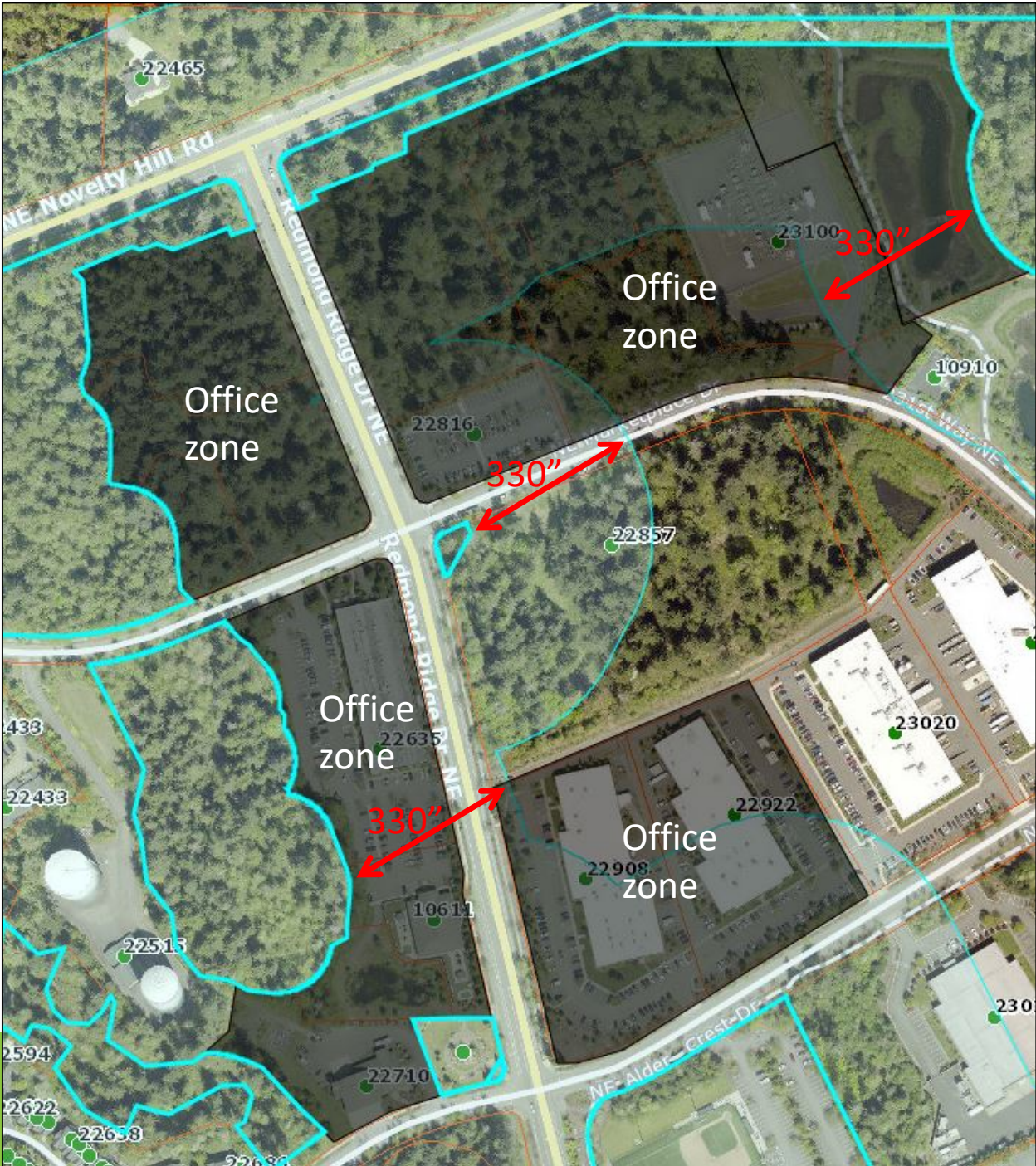
- Type 1 – Building permits
- Type 2 – Conditional Use Permits
- Type 3 – Subdivisions
- Type 4 – Special Use Permits





# Office Park and Adult Entertainment Uses

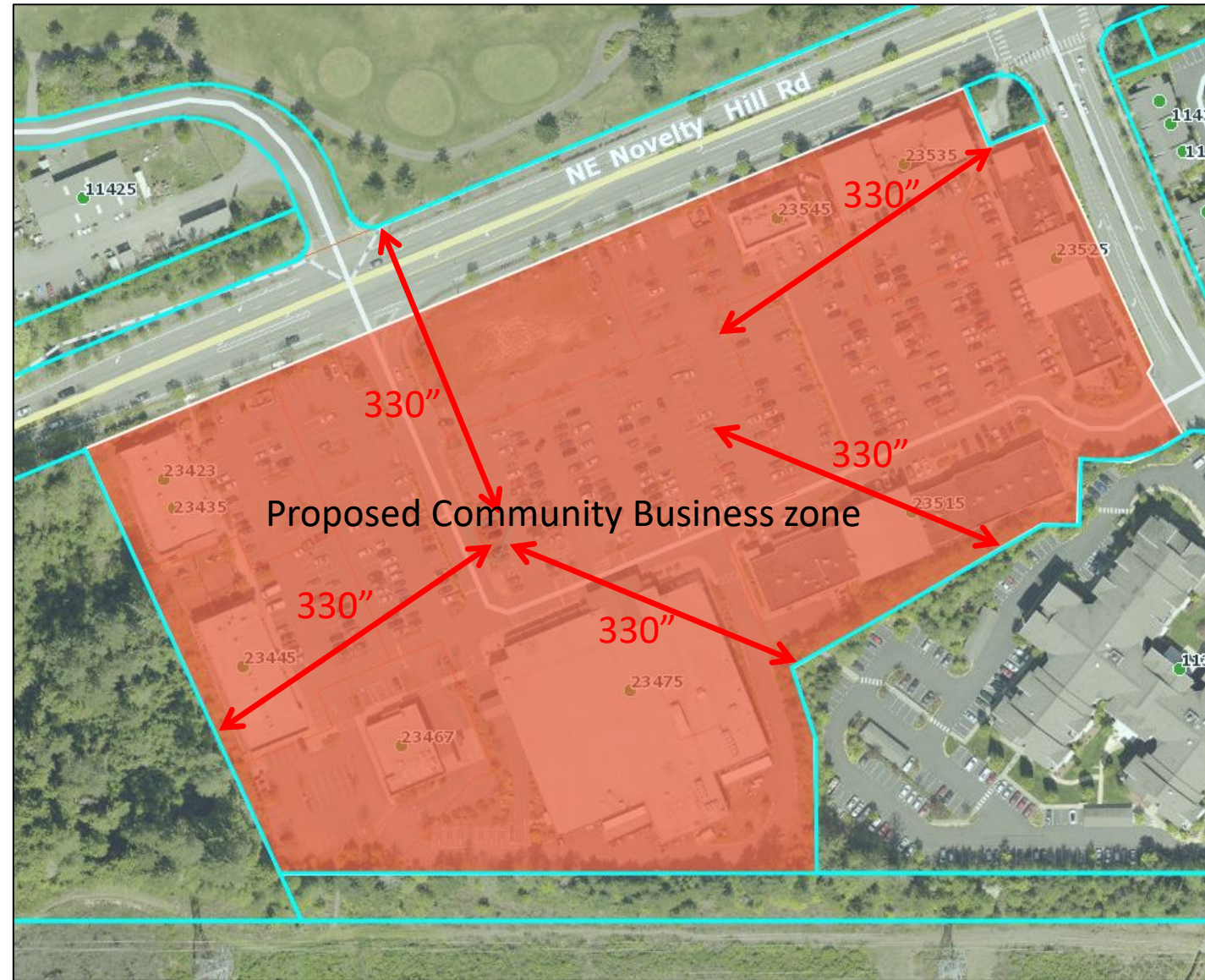
Permitted in the Office zone but not within 330 feet of any parcel zoned residential





# Village at Redmond Ridge and Adult Ent. Uses

Permitted in the Community  
Business zone but not within  
330 feet of any parcel zoned  
residential



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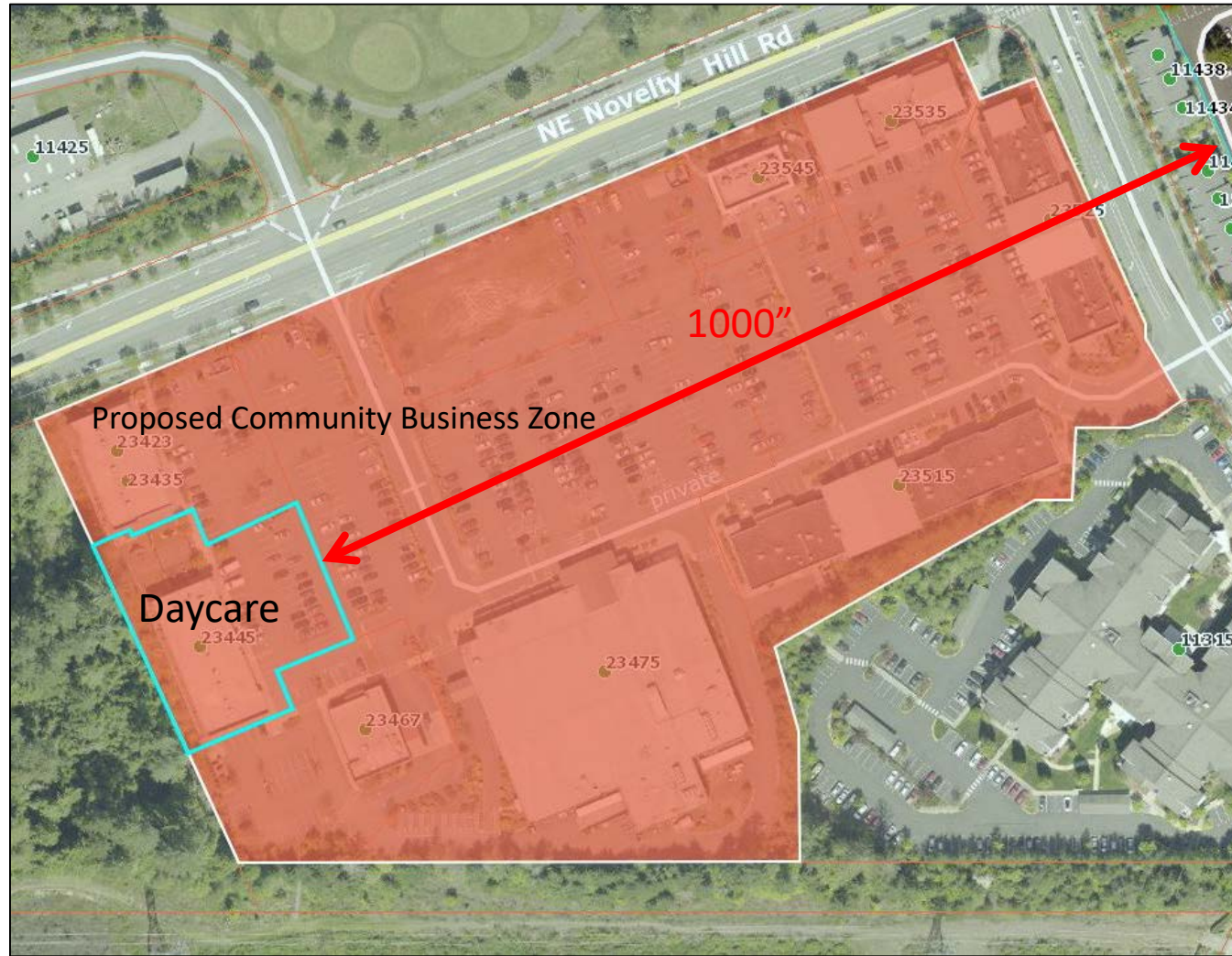


# Redmond Ridge Business Park and Marijuana Production

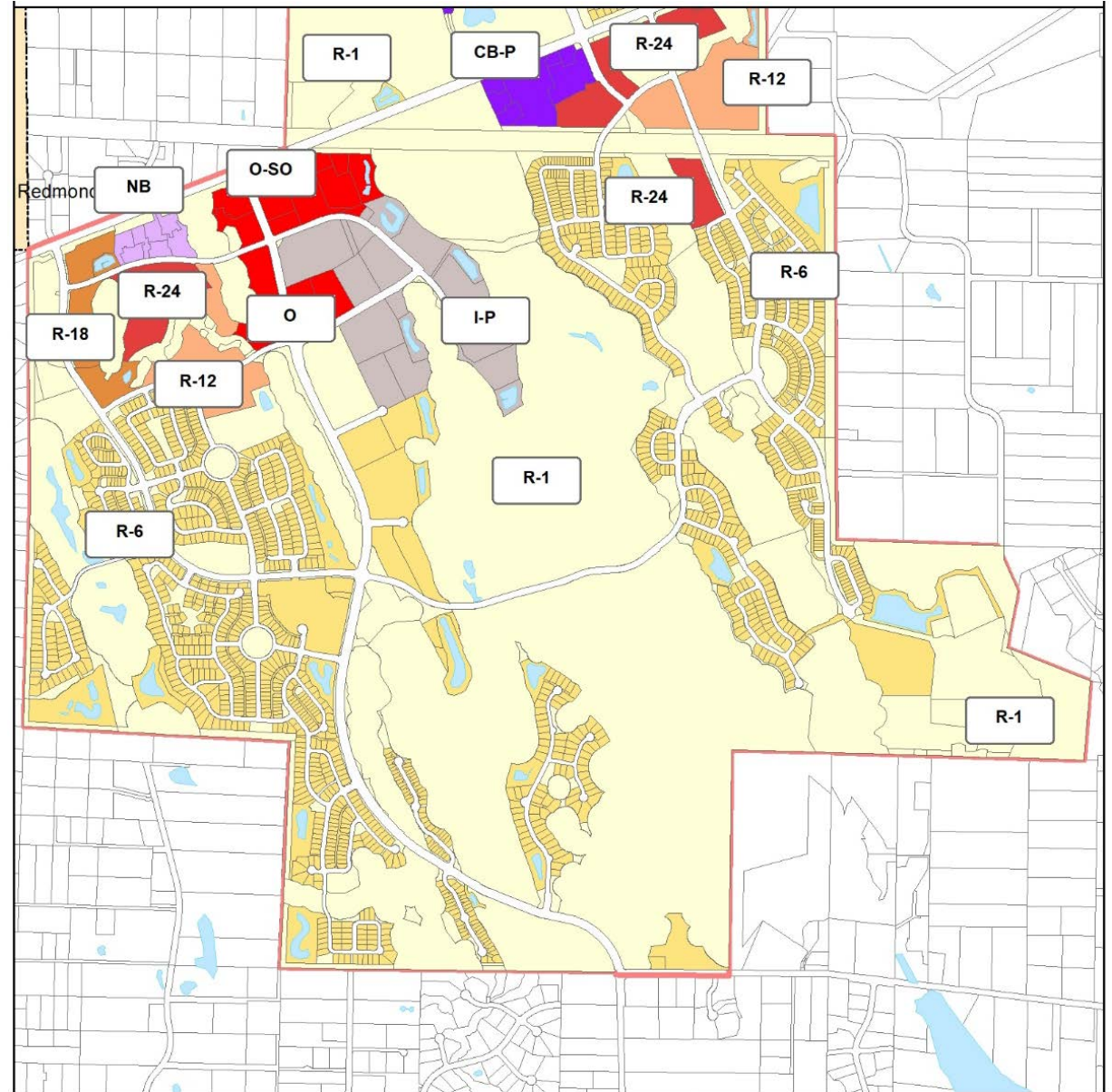
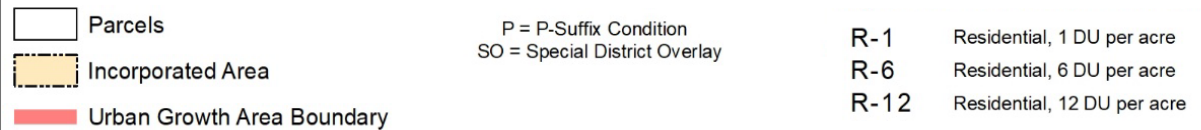
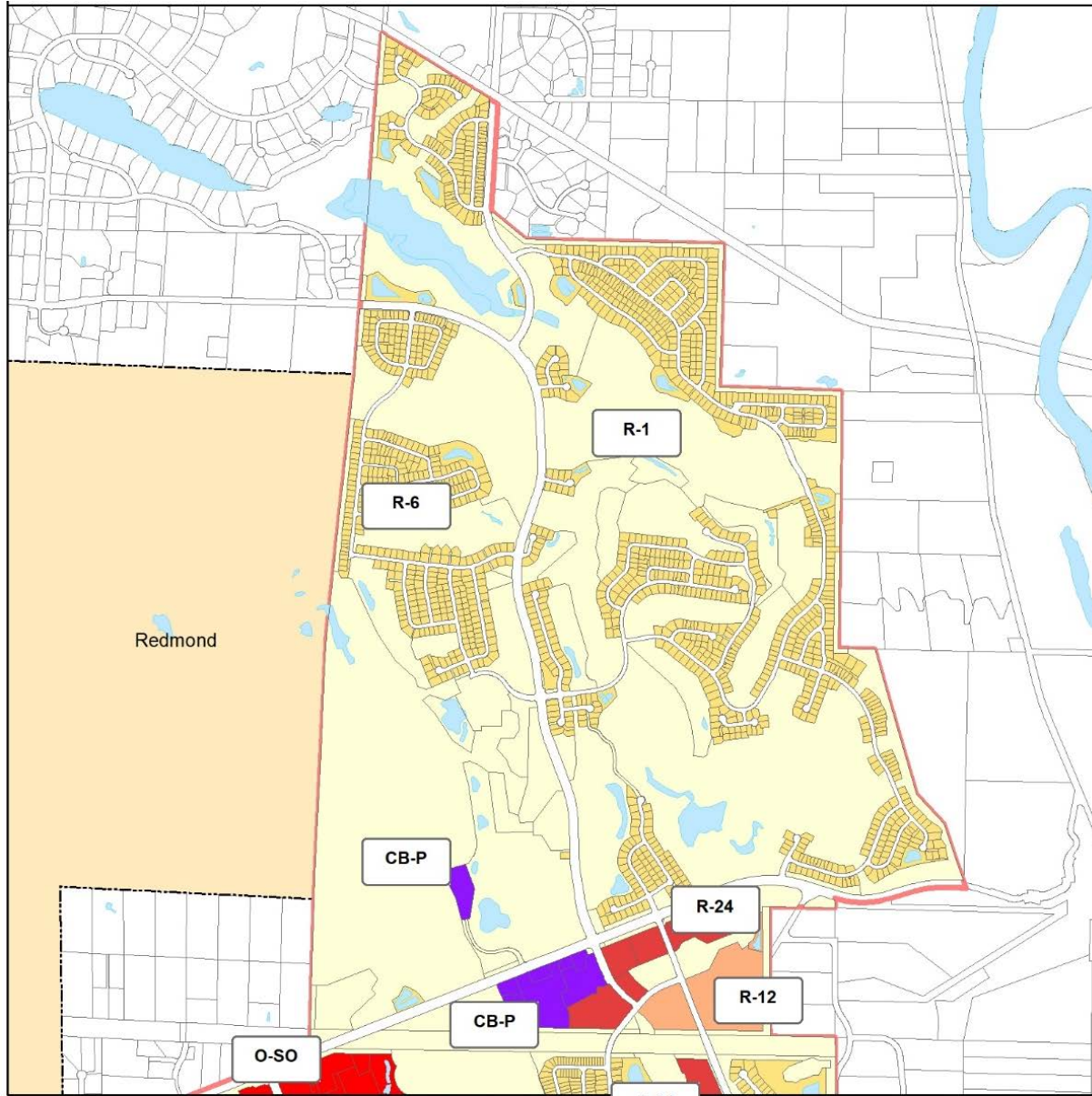




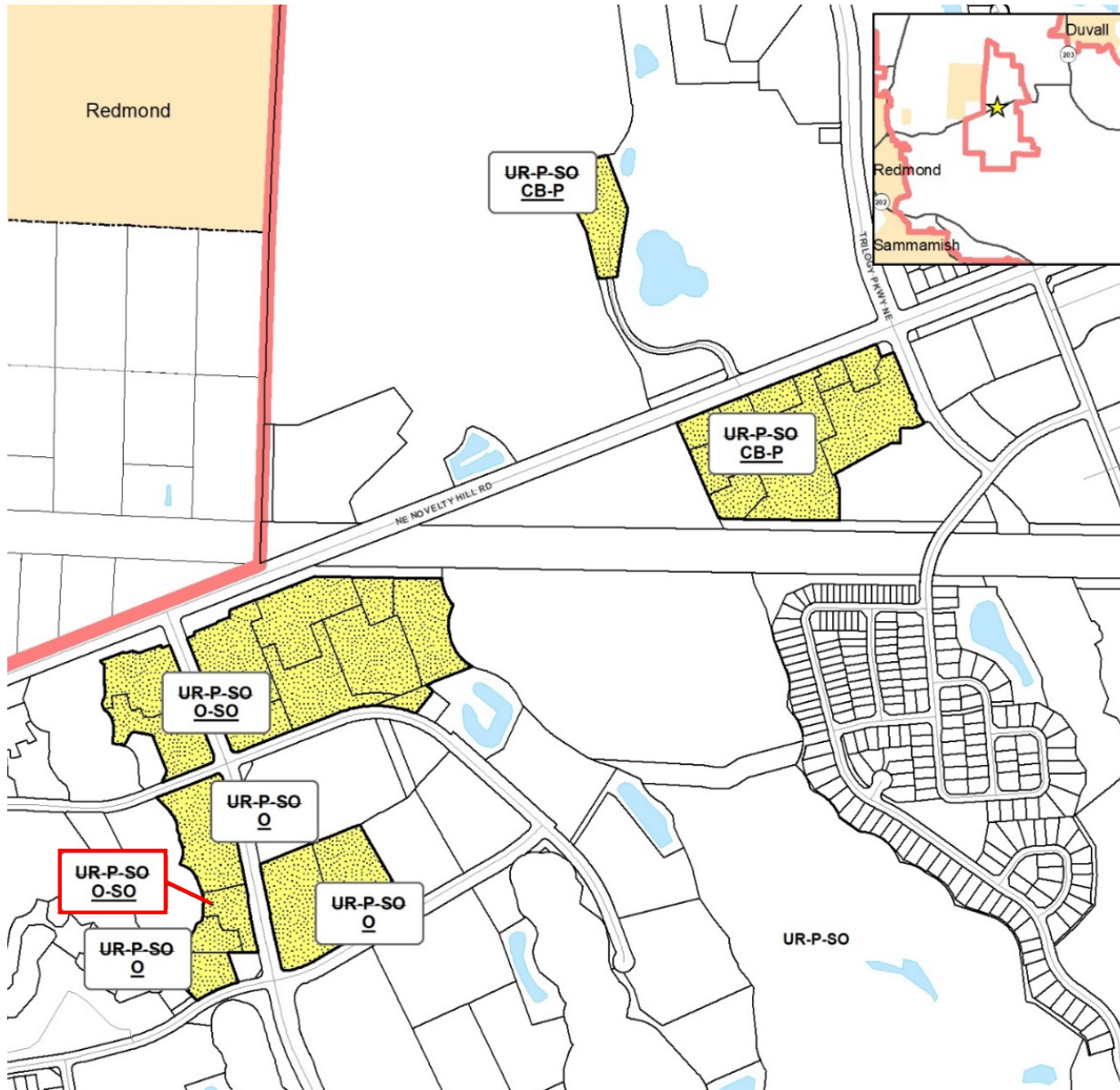
# Village at Redmond Ridge and Marijuana Retail







# Amendment A: Bear Creek Office and Retail SDO



A. The purpose of the Bear Creek office and retail special district overlay is to provide additional commercial opportunities to support area residents and the local economy and to provide retail options for employees of the office zones.

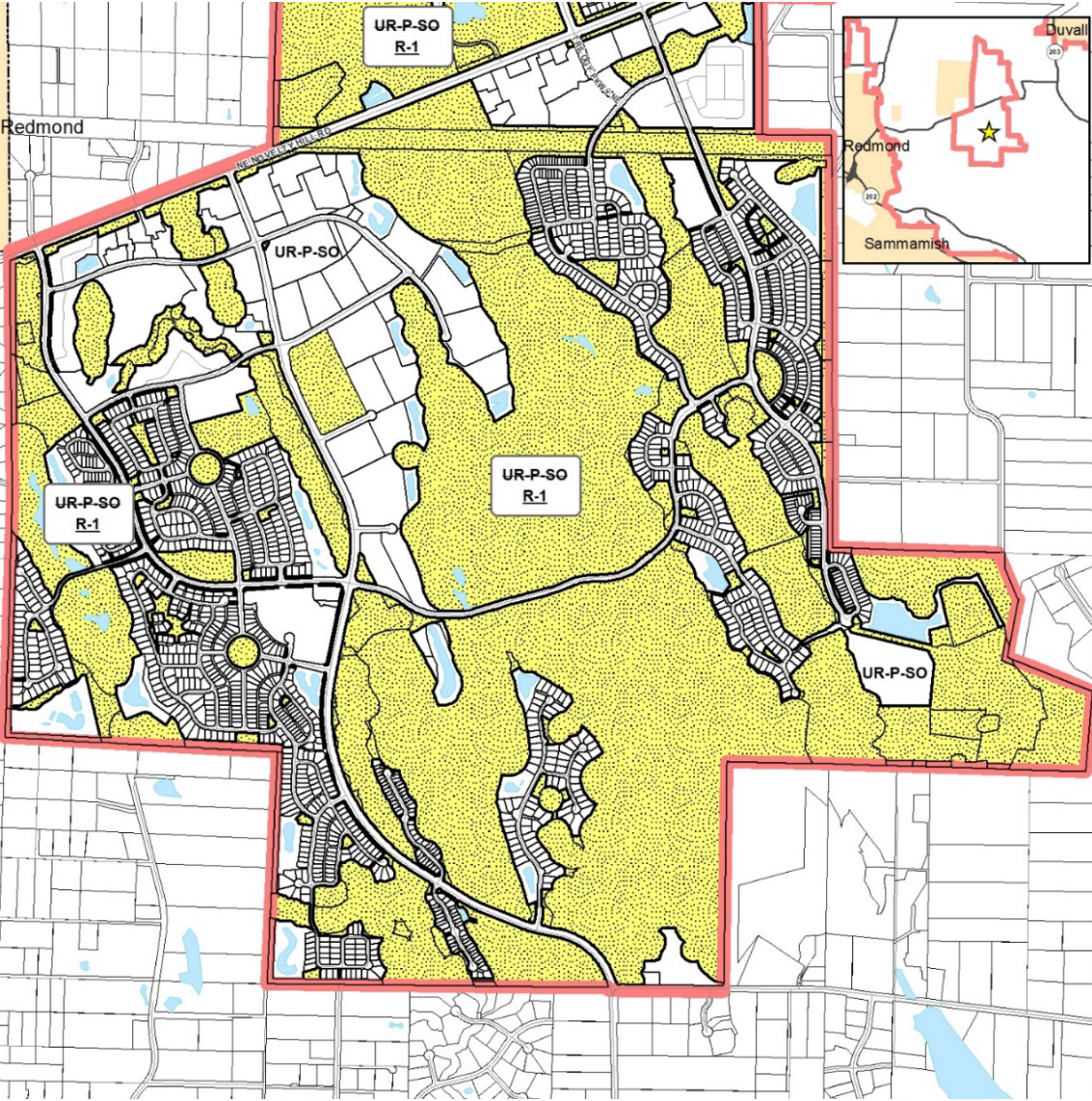
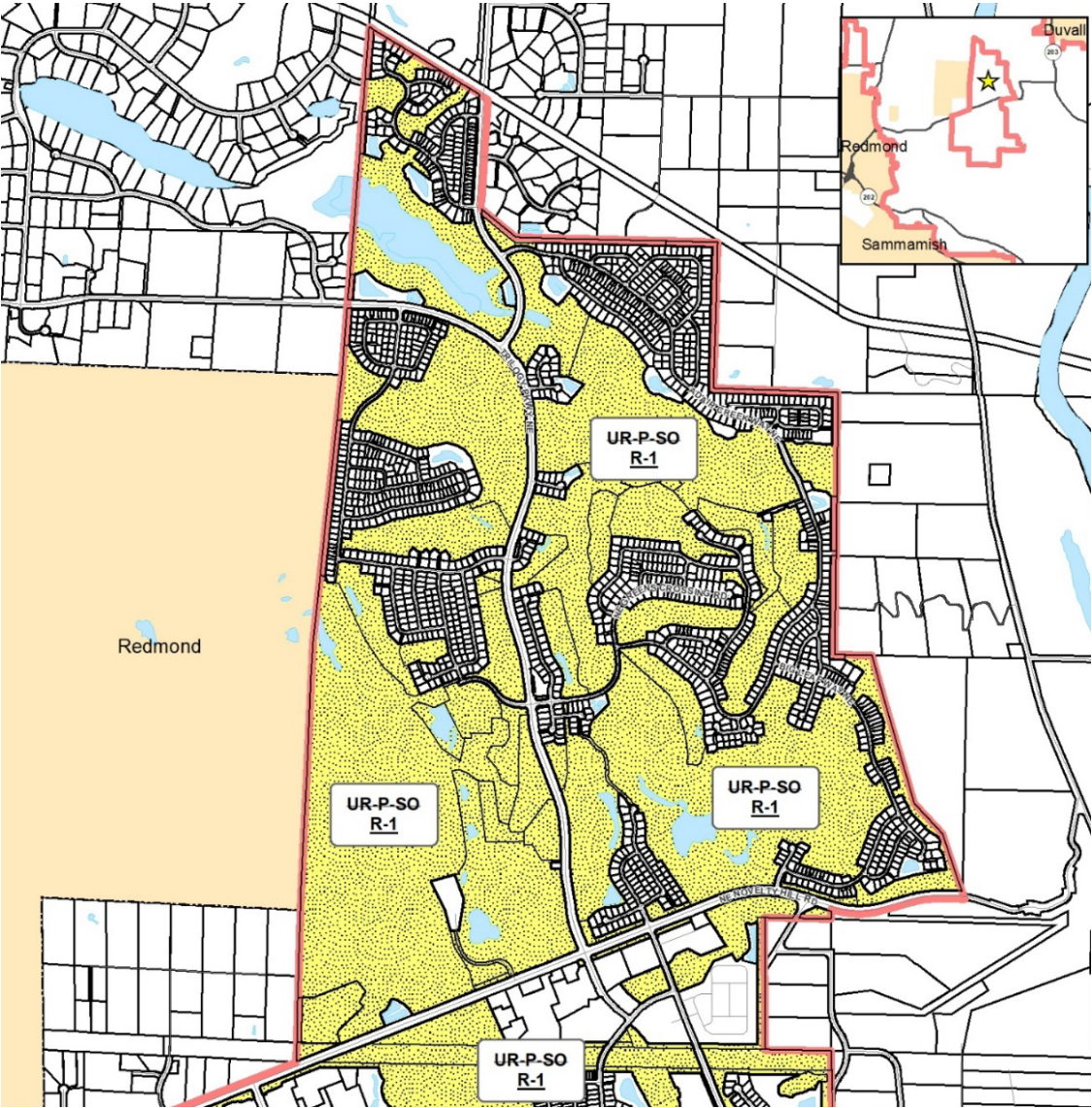
B. Allowed uses within the special district overlay shall be those uses allowed in the office zone in K.C.C. chapter 21A.08 and the following permitted land uses:

1. Building materials and hardware stores;
2. Retail nursery, garden center and farm supply stores;
3. Department and variety stores;
4. SIC Major Group 54 - Food stores;
- ...
20. Personal medical supply stores;
21. Pet shops; and
22. General services – Daycare II.



# Amendment B: Golf Course and Open Space

Revises the zoning of open space and golf course parcels to R-1 (Residential, 1 dwelling unit per acre)





Questions?